

SECOND AMENDMENT TO THE OUTLINE DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW (FORMERLY KNOWN AS DEL CAMINO EAST ODP) TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 1 OF 3

Please Return To:
Town of Firestone
P.O. Box 10280
Firestone, CO 80820

OWNER:
DEL CAMINO EAST PROPERTIES, LLC
ATTN: MILES GRANT
9116 W. BOWLES AVE., UNIT 15
LITTLETON, COLORADO 80123

LEGAL DESCRIPTION:

BLOCK 3
A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 14, T2N., R68W., 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, T2N., R68W., 6TH P.M.;

THENCE S00°07'17"E A DISTANCE OF 30.00 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 14 TO A POINT ON THE SOUTHERLY R.O.W. LINE OF WELD COUNTY ROAD NO. 22, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER SECTION LINE S00°07'17"E A DISTANCE OF 311.37 FEET; THENCE S57°55'08"W A DISTANCE OF 15.86 FEET; THENCE S46°08'59"W A DISTANCE OF 81.70 FEET; THENCE S14°17'01"W A DISTANCE OF 299.30 FEET; THENCE S49°22'28"E A DISTANCE OF 56.74 FEET; THENCE N90°00'00"W A DISTANCE OF 635.12 FEET; THENCE N10°59'27"E A DISTANCE OF 188.09 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 111°5'14", AN ARC LENGTH OF 222.94 FEET AND WHOSE CHORD BEARS N05°21'50"E A DISTANCE OF 222.58 FEET; THENCE N00°15'47"W A DISTANCE OF 297.14 FEET TO A POINT ON THE R.O.W. LINE OF SAID WELD COUNTY ROAD NO. 22; THENCE S90°00'00"E A DISTANCE OF 682.30 FEET ALONG SAID SOUTH R.O.W. LINE TO THE POINT OF BEGINNING.

CONTAINING 10.32 ACRES MORE OR LESS.

BLOCK 1

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 11, T2N., R68W., 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE N00°07'16"W A DISTANCE OF 50.00 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 11 TO A POINT ON THE NORTHERLY R.O.W. LINE OF WELD COUNTY ROAD NO. 22, SAID POINT BEING THE POINT OF BEGINNING; THENCE N90°00'00"W A DISTANCE OF 682.48 FEET; THENCE N00°15'47"W A DISTANCE OF 498.19 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1320.00 FEET, A CENTRAL ANGLE OF 08°43'50", AN ARC LENGTH OF 201.14 FEET AND WHOSE CHORD BEARS N04°37'42"W A DISTANCE OF 200.94 FEET; THENCE S90°00'00"E A DISTANCE OF 599.53 FEET; THENCE S01°03'51"E A DISTANCE OF 50.19 FEET; THENCE S45°24'51"E A DISTANCE OF 139.51 FEET; THENCE S00°07'16"E A DISTANCE OF 550.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.75 ACRES MORE OR LESS.

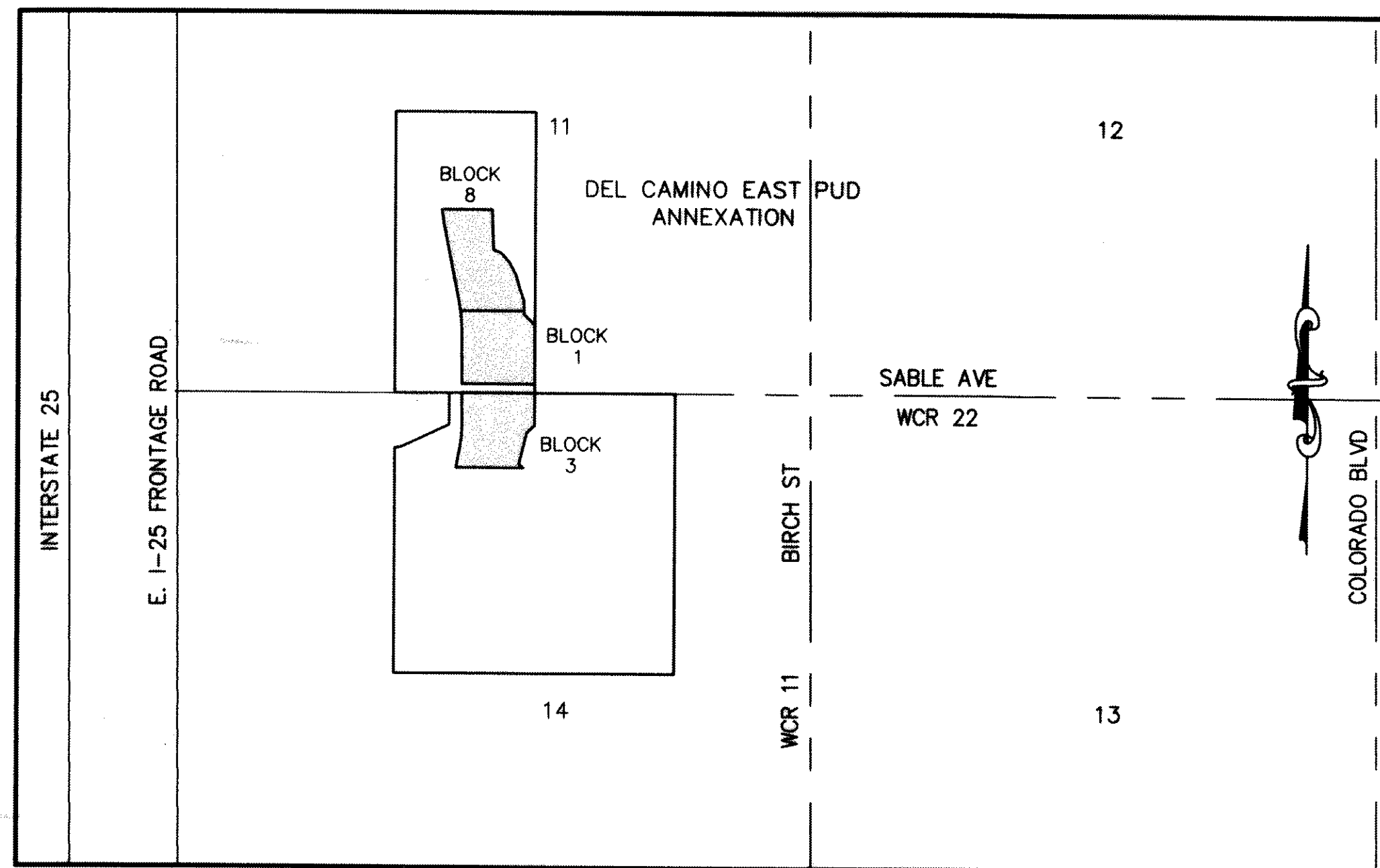
BLOCK 8

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 11, T2N., R68W., 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;

THENCE N00°07'16"W A DISTANCE OF 600.36 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 11; THENCE N45°24'51"W A DISTANCE OF 139.51 FEET; THENCE N01°03'51"W A DISTANCE OF 50.19 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W A DISTANCE OF 599.53 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1320.00 FEET, A CENTRAL ANGLE OF 02°01'50", AN ARC LENGTH OF 46.78 FEET AND WHOSE CHORD BEARS N10°00'32"W A DISTANCE OF 46.78 FEET; THENCE N11°01'27"W A DISTANCE OF 772.76 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.35 FEET, A CENTRAL ANGLE OF 06°30'03", AN ARC LENGTH OF 122.58 FEET AND WHOSE CHORD BEARS N07°46'26"W A DISTANCE OF 122.51 FEET; THENCE S90°00'00"E A DISTANCE OF 473.52 FEET; THENCE S02°14'18"E A DISTANCE OF 147.11 FEET; THENCE S01°35'33"E A DISTANCE OF 227.04 FEET; THENCE S67°07'59"E A DISTANCE OF 79.46 FEET; THENCE S41°30'13"E A DISTANCE OF 109.75 FEET; THENCE S28°16'04"E A DISTANCE OF 142.91; THENCE S15°04'29"E A DISTANCE OF 123.50 FEET; THENCE S19°15'37"E A DISTANCE OF 118.72 FEET; THENCE S01°03'51"E A DISTANCE OF 81.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.10 ACRES MORE OR LESS.



VICINITY MAP

1"=1200'

SHEET INDEX

COVER SHEET SHEET 1
GENERAL NOTES SHEET 2
SITE PLAN SHEET 3

APPROVAL:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO
THIS 13th DAY OF November, 2008, BY ORDINANCE NO. 701.

Chad Am
MAYOR

Judy L. Heywood
ATTY: TOWN CLERK



ACCEPTANCE:

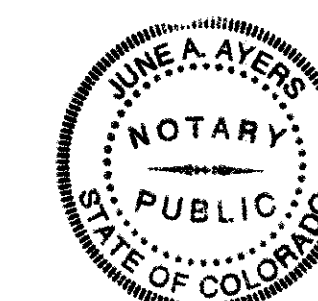
BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

John A. Ayers
OWNER *Manager's Representative*

STATE OF COLORADO }
COUNTY OF _____ }ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY
OF MARCH, 2009 BY MILES GRANT
WITNESS MY HAND AND OFFICIAL SEAL.

John A. Ayers
NOTARY PUBLIC
11/22/2012
MY COMMISSION EXPIRES



PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, STE. 203
LITTLETON, CO. 80120 (303) 794-8604

SURVEYORS CERTIFICATE

I, CHARLES WENDELL AYERS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE BOUNDARY OF THE SECOND AMENDMENT TO THE OUTLINE DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND THAT THE ACCOMPANYING ODP ACCURATELY AND PROPERLY SHOWS SAID BOUNDARY AND LEGALS THEREOF.

Charles Wendell Ayers
17645
REGISTERED COLORADO LAND SURVEYOR NO. 17645

2/17/09
DATE

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	2ND AMENDMENT ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET 1A TITLE:	COVER SHEET
PREPARATION DATE:	02-29-08
REVISION DATE:	COMMENTS 06-30-08
REVISION DATE:	COMMENTS 10-06-08
REVISION DATE:	COMMENTS 10-28-08
REVISION DATE:	COMMENTS 12-23-08
REVISION DATE:	
SHEET 1 OF 3	

SECOND AMENDMENT TO THE OUTLINE DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW (FORMERLY KNOWN AS DEL CAMINO EAST ODP) TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 2 OF 3

OWNER/DEVELOPER

DEL CAMINO EAST PROPERTIES, LLC
C/O MILES GRANT
9116 W. BOWLES AVE., UNIT 15
LITTLETON, COLORADO 80123

LEGAL DESCRIPTION

PLEASE REFER TO SHEET 1 FOR THE LEGAL DESCRIPTIONS.

PROPERTY OWNERSHIP INFORMATION

DEL CAMINO EAST PROPERTIES, LLC IS THE CURRENT OWNER OF RECORD.

TECHNICAL CONSULTANTS

PARAGON ENGINEERING CONSULTANTS, INC.
7852 SO. ELATI STREET
SUITE 103
LITTLETON, COLORADO 80120
CONTACT: WENDELL AYRES
TELE.: (303) 794-8604
FAX: (303) 795-3072

MICHAEL G. PHARO AND ASSOCIATES LAND PLANNING
2835 WEST OXFORD AVENUE #6
ENGLEWOOD, COLORADO 80110
CONTACT: MICHAEL PHARO
TELE.: (303) 783-3772
FAX: (303) 783-3773

PROJECT CONCEPT

THE DESIGN GOAL FOR COTTONWOOD HOLLOW PLANNED UNIT DEVELOPMENT ("PUD") IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT USING INNOVATIVE PLACEMENT AND DESIGN TECHNIQUES THAT RESPOND TO THE SITE'S NATURAL FEATURES. THIS PUD IS INTENDED TO MEET ALL THE GOALS OF THE TOWN'S PUD DISTRICTS STATED IN SECTION 6.1 OF THE FIRESTONE DEVELOPMENT REGULATIONS.

IN ORDER TO ACHIEVE THIS GOAL, CONSIDERATION HAS BEEN GIVEN TO:

1. COMPACT DESIGN IN ORDER FOR PEOPLE TO WALK TO THE RETAIL AREA, EMPLOYMENT CENTER AND OPEN SPACE FROM THEIR HOMES.
2. OPPORTUNITIES FOR LOCAL EMPLOYMENT IN SHOPS AND BUSINESSES WHICH WILL BE CLOSE TO RESIDENTS HOMES.
3. A VARIETY OF HOUSING TYPES AND LOT SIZES TO SUIT DIFFERENT HOUSEHOLDS.
4. PROTECTING AND ENHANCING GODDING HOLLOW.
5. DEVELOPING A DESIGN THAT PROVIDES FOR BOTH THE DEVELOPERS' AND THE OIL AND GAS COMPANIES' FUTURE NEEDS.

BASED ON THOSE AND OTHER CONSIDERATIONS, COTTONWOOD HOLLOW WILL FEATURE:

1. A MIXTURE OF SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, CONDOMINIUM, AND APARTMENT HOMES ON A VARIETY OF LOT SIZES AND MULTI-FAMILY LOT CONFIGURATIONS. THIS WILL PROVIDE A VARIETY OF HOUSING OPTIONS.
2. A RETAIL/EMPLOYMENT CENTER (ROUGHLY 32.17 ACRES) TO PROVIDE EMPLOYMENT AND SHOPPING OPPORTUNITIES CLOSE TO PEOPLE'S HOMES. ACTUAL RETAIL/EMPLOYMENT CENTER LOT SIZES WILL BE DETERMINED BY THE INDIVIDUAL USER'S NEEDS AT THE TIME OF FINAL PLAT.
3. AN INTERCONNECTED STREET SYSTEM THAT IS BICYCLE AND PEDESTRIAN FRIENDLY. ALL ARTERIAL AND COLLECTOR STREETS WILL BE TREE-LINED WITH SIDEWALKS ALONG SIDE THEM. THE BUILDINGS THAT ABUT THE STREETS WILL BE DETAILED TO MAKE WALKING PLEASANT, EFFICIENT AND SAFE.
4. THE REMAINING ACREAGE WILL SERVE AS COMMON OPEN SPACE, WHICH WILL ALLOW OPTIMUM PRESERVATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND DRAINAGE ACRES.
5. ONE SECONDARY, NONPOTABLE WATER SYSTEM IS INTENDED TO BE INCLUDED FOR IRRIGATION OF SINGLE FAMILY, MULTIFAMILY AND COMMON AREA PROJECTS WITHIN COTTONWOOD HOLLOW. THIS SECONDARY WATER SYSTEM IS ALSO PROVIDED AS AN AMENITY TO THE COTTONWOOD HOLLOW COMMUNITY. THE VIABILITY OF THE SECONDARY WATER SYSTEM DEPENDS ON THE ADEQUACY OF ON SITE WATER RIGHTS FOR IRRIGATION IN DROUGHT YEARS. THE KEY FEATURE OF THE SYSTEM WILL BE A SERIES OF AT LEAST TWO LARGE PONDS INTERCONNECTED BY A WATERWAY. THESE PONDS ARE INTENDED TO ENHANCE THE NATURAL ELEMENTS OF GODDING'S HOLLOW.

PLEASE REFER TO THE ODP MAP FOR GENERAL LOCATIONS OF THE ABOVE SITE FEATURES.

ALL DEVELOPMENT WITHIN THE PUD WILL BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPING GUIDELINES THROUGH PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PUD TO INSURE THE PROPERTY HAS AN ATTRACTIVE, UNIFIED CHARACTER AS REQUIRED BY THE TOWN'S DEVELOPMENT REGULATIONS. A LANDSCAPE PLAN WILL ALSO BE SUBMITTED TO THE TOWN WITH EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATION. IN ADDITION, THE DEVELOPER THROUGH PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS, WILL REQUIRE ALL RETAIL / COMMERCIAL AND INDUSTRIAL BUILDING PLANS TO BE APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. ANY DEVELOPER WITHIN THE PUD SHALL ALSO, AS REQUIRED BY THE FIRESTONE DEVELOPMENT REGULATIONS, ATTEND REQUIRED NEIGHBORHOOD MEETINGS AS PART OF THE PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT AND THE FINAL DEVELOPMENT PLAN / FINAL PLAT PROCESS.

REGIONAL IMPACTS

THE PUD IS IN SUBSTANTIAL CONFORMANCE WITH THE FIRESTONE MASTER PLAN. THEREFORE IT IS UNDERSTOOD THAT ITS' IMPACT ON BOTH THE COMMUNITY AND THE REGION HAVE BEEN PREVIOUSLY IDENTIFIED, ANALYZED AND DETERMINED TO BE ACCEPTABLE. THE PROPOSED TRAFFIC CIRCULATION PLAN FOR THE PUD CONSIDERS DEVELOPMENT OF ARBOR STREET WHICH IS IDENTIFIED AS A MAJOR ARTERIAL IN WELD COUNTY'S MUD PLAN AND THE FIRESTONE COMPREHENSIVE PLAN.

ENVIRONMENTAL INFORMATION

A WETLAND ANALYSIS REPORT PERFORMED BY PEGGY ANDERSON OF ANDERSON & COMPANY WAS SUBMITTED TO THE TOWN WITH THE INITIAL PUD APPLICATION. THE REPORT PROVIDES THOROUGH DETAILS OF THE SITE'S ENVIRONMENTAL FEATURES. THE REPORT IS NOT BEING RESUBMITTED WITH THIS SUBMITTAL.

UTILITIES

WATER SERVICE: TOWN OF FIRESTONE
SEWER SERVICE: ST. VRAIN SANITATION DISTRICT
GAS: SOURCE GAS
ELECTRIC: UNITED POWER
TELEPHONE: QWEST
CABLE TV: AT&T BROADBAND

CONSISTENT WITH THE ANNEXATION AGREEMENT, FINANCING OF THE TYPICAL INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER/SUBDIVIDER. AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL PLAT, THE DEVELOPER INTENDS TO REQUEST THAT THE TOWN CONSIDER A METHOD FOR THE RECOVERY OF THE COST OF ANY OVERSIZED IMPROVEMENTS AND IMPROVEMENTS DESIGNED TO BENEFIT ADJACENT DEVELOPMENTS. AT THE SAME TIME, THE DEVELOPER WILL ALSO DISCUSS THE POTENTIAL FOR USING RAW WATER FOR OUTSIDE IRRIGATION. TOWN APPROVAL IS REQUIRED FOR ANY COST RECOVERIES AND ANY RAW WATER SYSTEM.

SERVICE REQUIREMENTS

POLICE PROTECTION: TOWN OF FIRESTONE
FIRE PROTECTION: FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
PUBLIC STREET MAINTENANCE: TOWN OF FIRESTONE
SCHOOLS: ST. VRAIN VALLEY SCHOOL DISTRICT
RECREATION: CARBON VALLEY RECREATION DISTRICT

CIRCULATION SYSTEMS

ACCESS TO THE RESIDENTIAL PORTIONS OF THE PUD WILL BE FROM INTERNAL COLLECTOR STREETS INTERSECTING WITH SABLE AVENUE. ACCESS TO THE MIXED-USE PORTION OF THE PUD WILL BE FROM ARBOR STREET. PEDESTRIAN ACCESS WILL BE PROVIDED ADJACENT TO ALL STREETS, THROUGH AN INTERNAL TRAIL SYSTEM AND AS THE TOWN MAY APPROVE IN FUTURE FINAL DEVELOPMENT PLAN FDP'S.

EXISTING LAND USE

THIS PROPERTY IS CURRENTLY MANAGED FOR AGRICULTURAL CROPS (FARMING ONLY). THE EXISTING USE WILL CONTINUE PROPORTIONALLY AND WILL DECREASE AS THE PROPERTY IS DEVELOPED.

TABLE A

LAND USE

THE ZONING FOR THE PROPERTY IS PUD. THE TABLE BELOW SPECIFIES THE LAND USES CATEGORIES, RESIDENTIAL DENSITIES AND THE NUMBER OF DWELLING UNITS, AND BUILDING HEIGHTS:

BLOCK	LAND USE	ACRES	MAX. BUILDING HEIGHT (FEET)	MAXIMUM DENSITY	MAX. DU'S	%
1,3	PUD (PLANNED UNIT DEVELOPMENT) EC (EMPLOYMENT CENTER) RC (REGIONAL COMMERCIAL) R-C (RESIDENTIAL)	21.07	45'	UP TO 17 DU/ACRE OR .5 FLOOR AREA RATIO	358	65.5%
8	PUD (PLANNED UNIT DEVELOPMENT) EC (EMPLOYMENT CENTER) RC (REGIONAL COMMERCIAL) R-C (RESIDENTIAL)	11.1	38'	UP TO 12 DU/ACRE OR .5 FLOOR AREA RATIO	133	34.5%
TOTALS		32.17			491	100%

BLOCKS 1 AND 3

THESE BLOCKS ARE ADJACENT TO THE NORTH AND SOUTH ROW BOUNDARIES OF SABLE AVENUE. BOTH SITES ARE ADJACENT TO THE CREEK THAT DIVIDES THE SITE. USES TO BE PERMITTED INCLUDE ALL RESIDENTIAL C USES PERMITTED IN FIRESTONE DEVELOPMENT REGULATIONS INCLUDING MEDIUM AND HIGH-DENSITY HOUSING SUCH AS MULTI-FAMILY HOMES AND APARTMENT UNITS. THE MAXIMUM ALLOWABLE DENSITY IS UP TO 17 DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE AND SETBACKS FOR THE POTENTIAL 21.07 ACRE HIGHER DENSITY AREA WILL BE CONSISTENT WITH THE FIRESTONE DEVELOPMENT REGULATIONS AND FURTHER DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLAN. THE MAXIMUM DENSITY PERMITTED FOR THESE BLOCKS WILL BE 17 DWELLING UNITS PER ACRE.

BLOCKS 1 AND 3 WILL ALSO BE ALLOWED

USES PERMITTED WITHIN THE EMPLOYMENT CENTER (EC), REGIONAL COMMERCIAL (RC), LAND USE CATEGORIES WHICH ARE SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS. THE MIXES OF LAND USE CATEGORIES HAVE BEEN PROVIDED FOR BECAUSE OF THE UNIQUE LOCATION OF THE PROPERTY AND TO MAXIMIZE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR THE TOWN. COMPATIBILITY BETWEEN EC AND RC USES WILL BE ADDRESSED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN, PRELIMINARY PLAT AND THE FINAL DEVELOPMENT PLAN TO ASSURE POSITIVE ADJOINING LAND USE RELATIONSHIPS. THE PERMITTED USES WITHIN THE PUD DISTRICT ARE CONSISTENT WITH THOSE OUTLINED IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS.

DEVELOPMENT OF THE PROPERTY WILL BE SUBJECT TO FIRESTONE DEVELOPMENT REGULATIONS, WITH THE EXCEPTION THAT ONLY THE MAXIMUM BUILDING HEIGHT FOR THE EC DISTRICT WILL BE PERMITTED FOR THE RC LAND USE CATEGORIES OR AS RESTRICTED BY TABLE A ABOVE. IN ALL CASES, ANY OPEN STORAGE WILL BE ANCILLARY TO THE PRINCIPLE USE AND CONTROLLED AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

BLOCK 8

RESIDENTIAL (R-C) USES WILL BE PERMITTED IN ALL OF BLOCK 8. RESIDENTIAL USES WILL BE ADDRESSED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN, PRELIMINARY PLAT AND THE FINAL DEVELOPMENT PLAN TO ASSURE POSITIVE ADJOINING LAND USE RELATIONSHIPS. THE TOWN BOARD MAY DENY PRELIMINARY PLAT PROPOSALS THAT DO NOT EXHIBIT POSITIVE USE RELATIONSHIP BETWEEN USE TYPES. THE RESIDENTIAL C LAND USE, WHILE ALLOWED ON ALL OF BLOCK 8, WILL BE RESTRICTED TO A MAXIMUM OF 133 UNITS ON 11.10 ACRES. DEVELOPMENT OF THE PROPERTY WILL BE SUBJECT TO FIRESTONE DEVELOPMENT REGULATIONS.

BLOCK 8 WILL ALSO BE ALLOWED

USES PERMITTED WITHIN THE EMPLOYMENT CENTER (EC), REGIONAL COMMERCIAL (RC), LAND USE CATEGORIES WHICH ARE SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS. THE MIXES OF LAND USE CATEGORIES HAVE BEEN PROVIDED FOR BECAUSE OF THE UNIQUE LOCATION OF THE PROPERTY AND TO MAXIMIZE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR THE TOWN. COMPATIBILITY BETWEEN EC AND RC USES WILL BE ADDRESSED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN, PRELIMINARY PLAT AND THE FINAL DEVELOPMENT PLAN TO ASSURE POSITIVE ADJOINING LAND USE RELATIONSHIPS. THE PERMITTED USES WITHIN THE PUD DISTRICT ARE CONSISTENT WITH THOSE OUTLINED IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS.

DEVELOPMENT OF THE PROPERTY WILL BE SUBJECT TO FIRESTONE DEVELOPMENT REGULATIONS, WITH THE EXCEPTION THAT ONLY THE MAXIMUM BUILDING HEIGHT FOR THE EC DISTRICT WILL BE PERMITTED FOR THE RC LAND USE CATEGORIES OR AS RESTRICTED BY TABLE A ABOVE. IN ALL CASES, ANY OPEN STORAGE WILL BE ANCILLARY TO THE PRINCIPLE USE AND CONTROLLED AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

PROHIBITED USE WITHIN THE PUD

PROHIBITED LAND USES WITHIN THE PUD WILL INCLUDE ALL USES AS OUTLINED IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS AS WELL AS KENNELS, TRUCK STOPS, TRUCK WASHES, RV CAMPER SALES, RETAIL MANUFACTURED HOME SALES CENTERS, TRUCK SERVICE CENTERS AND TRANSPORTATION STATIONS.

OIL AND GAS DEVELOPMENT

THE LAND USES WITHIN THE PUD WILL ALSO INCLUDE FUTURE OIL AND GAS DEVELOPMENT. ANY OIL AND GAS DEVELOPMENT WITHIN THE PUD WILL REQUIRE A SPECIAL USE PERMIT APPROVED BY THE TOWN. DIRECTIONAL DRILLING SHALL BE CONSIDERED FOR DEVELOPMENT OF THE RESOURCE WITHIN THE PUD. THE FUTURE OIL AND GAS FACILITIES, IF ANY AND AS MAY BE APPROVED, WILL BE SCREENED AND BUFFERED CONSISTENT WITH THE LANDSCAPE GUIDELINES FOR THE PUD AND ALL OTHER REQUIREMENTS ESTABLISHED THROUGH THE SPECIAL USE REVIEW AT THE TIME THE FACILITY IS DEVELOPED. IN ADDITION, STATE OF COLORADO OIL AND GAS COMMISSION STANDARD SAFETY PROCEDURES, NOTIFICATION, ENVIRONMENTAL RULES AND REGULATIONS AND REQUIRED SETBACKS WILL BE REQUIRED AS PART ANY FUTURE OIL AND GAS DEVELOPMENT WITHIN THE PUD.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT SHALL BE AS PROVIDED IN THE FIRESTONE DEVELOPMENT REGULATIONS, EXPECT AS NOTED ABOVE IN TABLE A.

DEVELOPMENT SCHEDULE

IT IS ANTICIPATED THAT PHASE 1 WILL BEGIN IN 2009 WITH THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL UNITS. IT IS ANTICIPATED TO TAKE 4 TO 6 YEARS FOR BUILDOUT. HOWEVER, THIS SCHEDULE IS BASED ON CURRENT MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMAND.

PARK DEVELOPMENT

OPEN SPACE WILL BE PROVIDED AS PART OF THE DEVELOPMENT OF EACH OF THE BLOCKS WITHIN THE PUD. OPEN SPACE WILL BE CALCULATED AS A PERCENTAGE OF THE ENTIRE PUD AREA, INCLUDING RETAIL AND COMMERCIAL AREAS. EACH BLOCK WILL NOT BE CALCULATED INDEPENDENTLY. THIS WILL ALLOW THE OPEN SPACE TO BE CONCENTRATED ALONG GODDING HOLLOW. TWO LAKES, ASSOCIATED TRAILS AND POCKET PARKS ARE PLANNED FOR THE OPEN SPACE AREA. THE TRAILS WILL BE OPEN TO THE PUBLIC. PUBLIC LAND DEDICATION AREAS SHALL BE OPEN TO THE PUBLIC UNLESS OTHERWISE SPECIFIED BY THE TOWN. FINAL LOCATIONS OF OPEN SPACE AND PUBLIC LAND DEDICATION WILL BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLAN.

COMMON OPEN SPACE WILL BE DEVELOPED, OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION, OR BY THE TOWN. THE OPEN SPACE WILL INCLUDE: THE NATURAL DRAINAGEWAY ALONG GODDING HOLLOW, STORM DRAINAGE FACILITIES, ACTIVE RECREATION FACILITIES, PERIMETER LANDSCAPE BUFFERS AND A PEDESTRIAN TRAIL.

PRIVATE MAINTENANCE AND ENFORCEMENT

IN ADDITION TO THE TOWN'S ZONING AND BUILDING CODES, DETAILED PROVISIONS IN THE PRELIMINARY DEVELOPMENT PLAN, PRELIMINARY PLAT AND THE FINAL DEVELOPMENT PLAN TO BE CONSIDERED BY THE TOWN WILL CONTROL THE PROPOSED DEVELOPMENT. IN ADDITION, THE DEVELOPER WILL RECORD COVENANTS, WHICH WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF THE PUD WITH THE FINAL DEVELOPMENT PLAN FOR THE PROPERTY. THE DEVELOPER MAY BE REQUESTING APPROVAL OF A PRIVATELY FINANCED ENTITY TO CONSTRUCT AND OPERATE THE IRRIGATION SYSTEM, THE RECREATION FACILITIES, THE PARK AREAS AND OTHER FACILITIES. THE ENTITY, IF APPROVED BY THE TOWN IN ITS DISCRETION, WOULD COLLECT REVENUE THROUGH SYSTEM FEES AND SERVICE FEES ONLY.

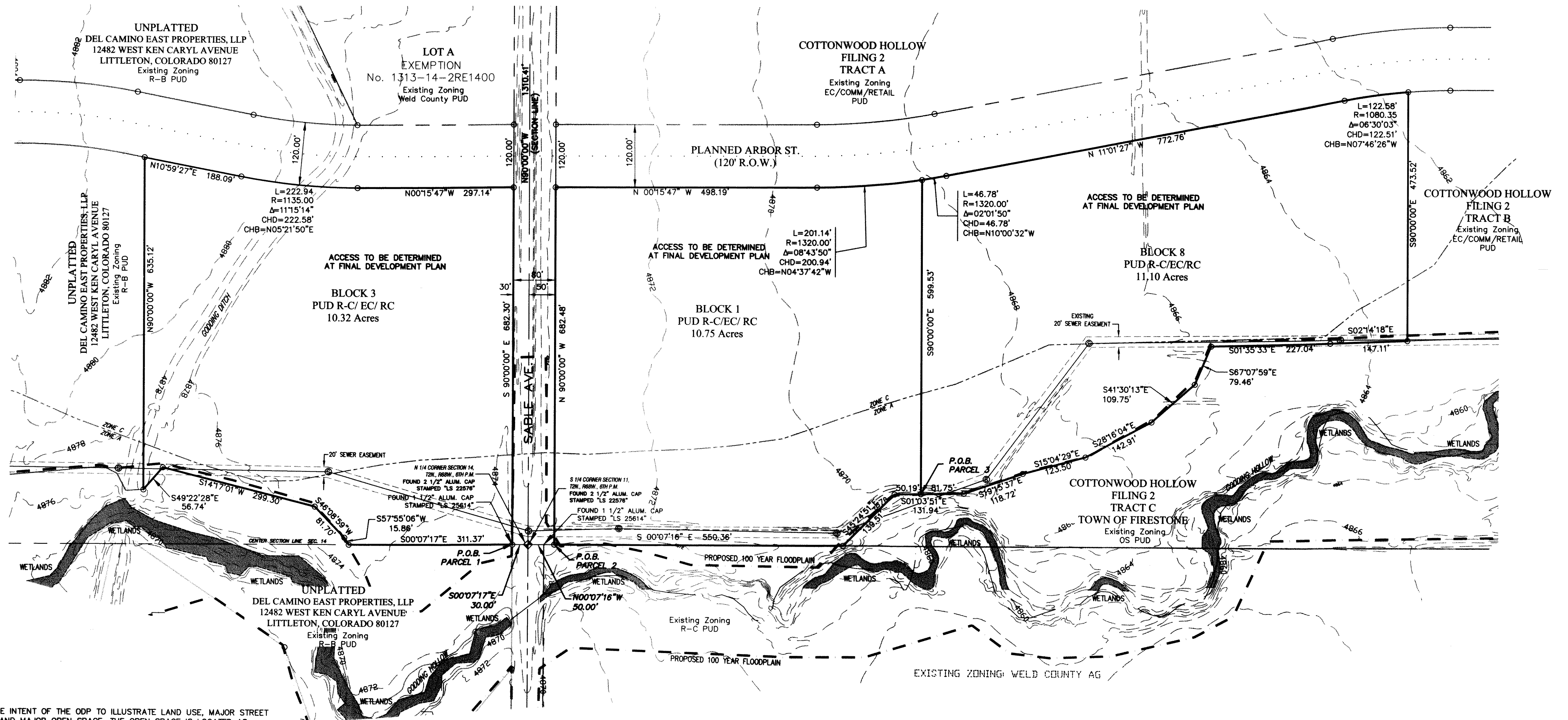
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	2ND AMENDMENT ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET 2\TITLE:	GENERAL NOTES
PREPARATION DATE:	02-29-08
REVISION DATE:	COMMENTS 06-30-08
REVISION DATE:	COMMENTS 10-06-08
REVISION DATE:	COMMENTS 10-28-08
REVISION DATE:	COMMENTS 12-23-08
REVISION DATE:	
SHEET 2 OF 3	

PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, STE. 203
LITTLETON, CO. 80120 (303) 794-8604

SECOND AMENDMENT TO THE OUTLINE DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW (FORMERLY KNOWN AS DEL CAMINO EAST ODP) TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 3 OF 3

Please Return To:
Town of Firestone
P.O. Box 100
Firestone, CO 80520

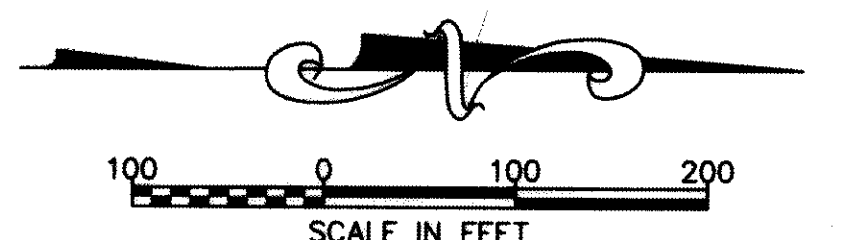


NOTES:

1. IT IS THE INTENT OF THE ODP TO ILLUSTRATE LAND USE, MAJOR STREET ALIGNMENT AND MAJOR OPEN SPACE. THE OPEN SPACE IS LOCATED AS SHOWN ON PLAN.
2. MINOR VARIATION IN STREET ALIGNMENT AND OPEN SPACE CONFIGURATION MAY BE PERMITTED BY THE TOWN WITHOUT FORMAL ODP REVISION.
3. THIS ODP ANTICIPATES THAT ADDITIONAL OPEN SPACE FACILITIES WILL BE INCLUDED WITHIN SPECIFIC LAND USE PARCELS AS DETAILED AT THE TIME OF FDP AND SUBDIVISION APPROVAL.
4. EXISTING IRRIGATION DITCHES SHALL BE INCORPORATED INTO THIS PLAN AT THE TIME OF FDP AND SUBDIVISION PURSUANT TO AGREEMENT WITH THE DITCH COMPANY AND TOWN APPROVAL.
5. IT IS THE INTENT OF THE OWNER/DEVELOPER THAT THE EXISTING AND FUTURE OIL AND GAS DEVELOPMENT WILL BE ACCOMMODATED WITHIN THE OPEN SPACE NETWORK. ANY FUTURE OIL AND GAS DEVELOPMENT WILL BE SUBJECT TO A SPECIAL USE PERMIT AND ALL TOWN, STATE AND FEDERAL REQUIREMENTS. SAFETY AND SCREENING ISSUES WILL BE ADDRESSED IN THE SPECIAL USE PERMIT.
6. PROPERTY WILL PETITION FOR INCLUSION INTO THE CARBON VALLEY RECREATION DISTRICT.

LEGEND

- FOUND MONUMENT STAMPED AS NOTED
- ◆ SECTION CORNER
- DIMENSION LINE ID CHECK POINT
- EXISTING FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED ARTERIAL ROAD
- ← PLANNED ACCESS POINT
- WETLANDS



FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	2ND AMENDMENT ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET 3 TITLE:	SITE PLAN
PREPARATION DATE:	02-29-08
REVISION DATE:	COMMENTS 06-30-08
REVISION DATE:	COMMENTS 10-08-08
REVISION DATE:	COMMENTS 10-28-08
REVISION DATE:	COMMENTS 12-23-08
REVISION DATE:	